

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED PLEASE RETURN THIS DEED AND TAX STATEMENTS TO:

**Matthew Shaw**  
**12505 SW North Dakota St, Apt 1216**  
**Tigard, OR 97223.**

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**SPECIAL WARRANTY DEED**

For good and valuable consideration of Ten and More Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, **Gokce Capital LLC**, a New York Limited Liability Company (GRANTOR), do hereby convey and warrant to **Matthew Shaw** (GRANTEE), the following described real property situated in **Klamath County, OR:**

Oregon Pines Subdivision, Lot 9, Block 22, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

**Signature Page to Follow**

DATED: 12/13/23

BY:   
Erika Benson, Manager, Gokce Capital LLC

STATE OF Nevada )  
 ) ss.  
COUNTY OF Clark )

On December 13, 2023, before me, the undersigned Notary Public, personally appeared Erika Benson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: June 26, 2027

  
Notary Public

